

SECTION 100.00

TITLE, AUTHORIZATION, PURPOSE

Section 100.01 Title and Purpose

This resolution shall be known, cited, and referred to as “The Zoning Resolution of Mantua Township, Ohio,” the “Mantua Township Zoning Resolution,” the “Zoning Resolution,” or the “Resolution.” The purposes of this Zoning Resolution are:

- A. To promote and protect the public health, safety, general welfare, and morals of the Township by regulating the use of buildings, other structures and land for residential, commercial, industrial, public, or other uses.
- B. To regulate the bulk, height, design, and location of structures.
- C. To regulate and limit population density.
- D. To divide the land within the Township into districts, according to the use of land and buildings, and the intensity of such use, as may be deemed best suited to carry out the purposes of the Township Land Use Plan and this Zoning Resolution.
- E. To provide procedures for the administration and enforcement of this Zoning Resolution.

Section 101.00 General Objectives

This Zoning Resolution is intended to achieve the following objectives:

- A. To protect and enhance the character and value of the agricultural, residential, commercial, industrial, institutional and public uses, and ensure their orderly and beneficial development in accordance with the Township Land Use Plan.
- B. To protect and preserve historical and cultural resources.
- C. To provide adequate open spaces for light, air and outdoor uses.
- D. To prevent overcrowding of the land.
- E. To prevent uncoordinated development.
- F. To minimize congestion on the public streets and to ensure efficient and safe traffic circulation.
- G. To provide for orderly growth and development and to guide the future development in accordance with the Township Land Use Plan.
- H. To encourage land use patterns that conserve natural resources.

- I. To safeguard the public against flood damage and to prevent damage to environmentally sensitive areas.
- J. To protect ground water quality.

Section 102.00 Authorization

This Resolution is authorized by the Constitution and Revised Code of the State of Ohio, Chapter 519.

Section 103.00 Interpretation

The provisions of this Zoning Resolution shall be construed to achieve the purposes and objectives for which they are adopted. In interpreting and applying the provisions of this Zoning Resolution, these provisions shall be held to be the minimum requirements necessary for the promotion of public health, safety, morals, and general welfare. If any of these requirements are found to be incompatible or inconsistent with another requirement of this Resolution, the more restrictive requirement shall apply.

It is not intended that this Zoning Resolution interfere with, or abrogate and annul, existing provisions of other laws, except those specifically repealed by this Resolution, or any private restrictions placed upon the property by covenant, deed, easement or other private agreement. However, where this Zoning Resolution may conflict with the requirements of any other lawfully adopted rules, regulations or resolutions, the most restrictive, or that imposing the higher standards shall govern and be applied.

Section 104.00 Compliance

After the effective date of this Zoning Resolution, no buildings, structures, uses of land, or lots of record shall be established, altered, moved, divided, or maintained except in accordance with the provisions of this Zoning Resolution. Existing buildings, structures, and uses of land that do not comply with the regulations of this Zoning Resolution are illegal or nonconforming pursuant to Section 620.00, Nonconforming Uses and Structures.

Section 105.00 Repeal of Existing Resolution

The Zoning Resolution for Mantua Township adopted and made effective on July 9, 1965 and as subsequently amended, together with the Zoning Districts Map that is part of that Zoning Resolution, is hereby repealed and amended to read as set forth in this Zoning Resolution.

Section 106.00 Severability

If any provision of this Zoning Resolution is held to be unconstitutional or otherwise invalidated by any court of competent jurisdiction, the remaining provisions shall not be invalidated and shall remain in full force and effect.

Section 107.00 Effective Date

The effective date of this Zoning Resolution is January 19th, 2012.